

# ALCOVA HEIGHTS

The Newsletter of the Alcova Heights Neighborhood, Arlington, Virginia

alcovaheights.com

July 2017

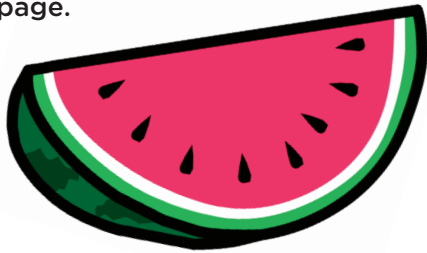
## ALCOVA HEIGHTS BLOCK PARTY

**Saturday, September 30  
4pm-8pm**

Hosted by Kristina and Ryan on 6th St., with the help of many.

Given the later date, we are hoping for cooler weather and fewer vacation plan conflicts!

More details to follow on list serve, Facebook, and the web page.



## Announcements & Milestones

**Lan-Anh Nguyen**, from Monroe at 9th St. and a graduate of Washington-Lee High School, earned a Doctor of Pharmacy degree at Rutgers University this spring. Several longtime residents have moved - **Cynthia Behn** and former AHCA president **Bob (aka Bub) Dawson** have left 7th St. for a smaller house in the north. **Melissa and Joe Daddio** have moved from 7th St. to be closer to their daughter's Discovery school. **Martha Gibbons** sold her house on Monroe St. to **Danielle Arigoni** and sons (who moved within the neighborhood from the other side of the firehouse). **Alexander Al-Hujazi** of 7th St. graduated from the HB Woodlawn high school program and will be attending George Mason University in the fall. **Erin Ingram** of 7th St. graduated from Washington-Lee High School and will be attending Drexel University in the fall. **Jonathan Wabeke** of Oakland at 8th St. graduated from the US Naval Academy and is now an ensign in the Navy serving on submarines. **Sarah McMahon** turned 10 on August 1st. **Brenda Carter** of 8th St. passed away on April 3rd. **Lisle Moore** of 4022 9th St. passed away the week of June 26th.

## President's Update

by Lander Allin, AHCA President

I hope that everyone is enjoying the summer - even with the severe heat. It's flying by. The college kids will be back in school in just a few weeks with the younger ones going back not long after that.

It's a busy summer in the Columbia Pike area. As you'll see in Peter Neubauer's article, work on the Arlington Presbyterian Church site is starting to pick up. The demolition of the main structure is now underway with pile driving to follow relatively soon thereafter. Please contact Peter if you have any issues or concerns with the work.



Demolition is underway at the Arlington Presbyterian Church.

The Food Star site project is also about to get underway. I don't know when demolition will begin, but I have to think that it will commence shortly. The site is fenced off and some construction equipment is now present. The construction of the new elementary school at TJ is about to begin as well. All of the permits have been issued, and the contractor is scheduled to mobilize on the site on Monday, July 24. Once that happens, the parking lot on the west side of the school will be unavailable for the duration of the construction. For those with kids at TJ, there will be new measures for dropping off and picking up your kids when school begins in September.

We still don't have any formal resolution on the possibility of a new trail connecting 3rd Street and Quincy Street. The committee did a lot of work this spring with the county gathering information. One of the big pieces of news was that GSA, not the State Department, controls the site, and GSA is far less interested in working with the county on this issue. Between GSA's lack of desire to work with the county on a workable plan and higher costs than were previously anticipated, it doesn't look like a new trail is really feasible. We're waiting to hear back from the county to learn if the trail idea is officially dead. We're also still working with the county and GSA to try and preserve the sledding hill. We'll keep you posted on all of this.

We've got a couple of events coming up. The big one is our annual block party which is scheduled for Saturday, September 30, from 4pm-8pm on 6th Street. More to come on that. I hope you'll turn out for what is always a fun time!

Also, our next association meeting will be on Thursday, September 21, at the Baptist Church. We'll have more info out to you on the agenda when we get a little closer to that date. Enjoy the rest of your summer, and we'll see you in September.

## A Neighbor Profile: Carlin Anderson



*A casual chat with Carlin Anderson of 7th St. at a local event led to that quintessential DC question of “what do you do?” In her case, it turned out to be helping the homeless in Arlington, so we asked Carlin to do a summer interview.*

We moved to AH in June 2014, from Herndon, where we had lived for 10 years. At the time, my husband Chris was working in Arlington and we were ready to live closer to DC. Our kids were starting middle and high school and we wanted to try living in a more urban environment. I understand that most families move farther away from the city as their kids get older, but we moved closer in - and it's been fantastic. We should have done it 15 years ago! We now have two kids in high school and a little white dog named Percy. If you've walked by our house, he's barked at you.

I work for Bridges to Independence, a nonprofit that leads families out of homelessness and into stable, independent futures. It's a small but mighty organization with a huge impact on families in our community. Just looking around Arlington, you might not think that homelessness is a problem, but 16,000 Arlingtonians are living below the poverty level, and they are often one emergency away from losing their homes. I am the Development Manager, which involves engaging with community partners, planning special events, communicating Bridges' work to the public, and seeking donations from individuals and organizations. Most of the work is fundraising-related, with a bit of marketing/communications and volunteer management thrown in. I'm grateful to be able to help people improve their situation for themselves and their kids. You can help too! Bridges is currently looking for volunteers to provide a backpack and a new outfit for the first day of school for kids experiencing homelessness. Learn more at <http://www.bridges2.org> (click on News & Events).

Additionally I'm an active volunteer with the band program at Wakefield High School. I also started running when we moved here and I've run four 5K races in the past two years. I'm hoping to join up with the new Alcov Heights running group one of these days.

I love the fact that so much is within walking distance of AH! The library, the farmer's market, all the great restaurants on the Pike, and more. The vibrancy and diversity of Columbia Pike are amazing. When we were considering where to move in Arlington, we spent some time in different parts of town - and we felt right at home on Columbia Pike. We're also excited about all the new restaurants that have opened just since we moved here.

We received such a warm welcome when we moved to Alcov Heights. What a great neighborhood! Thank you to everyone for making us feel right at home.

## Glenn Hernandez Retires from Coast Guard

by Martha Gibbons

Our former neighbor, Glenn Hernandez, recently retired from the Coast Guard. I was lucky to attend the ceremony, and be able to share a few details from that wonderful event.



Glenn Hernandez with Bill Cogswell.

Glenn spent his formative years on Oakland Street, where his mother Liria still lives, and attended Wakefield High School. He graduated from the US Coast Guard Academy, and served in the USCG for 26 years, reaching the rank of Captain.

The Chorale from the Coast Guard Academy participated in the ceremony. Glenn was in the academy chorale as a follow up to his time in the Wakefield Madrigals. Glenn talked about how important music has been in his life, and spoke of how much he enjoyed being in the Madrigals.

Glenn gave a special salute to 7th St.'s Bill Cogswell, who, as a teacher at Wakefield, encouraged Glenn to go into engineering. It was a wonderful tribute to Bill during a remarkable tribute to Glenn. I was reminded how important a great high school teacher can be, and was touched by Glenn's request that Bill stand and be recognized.

## FEEL BETTER, MOVE MORE EASILY

Comfort and Joy: Feldenkrais Method in Arlington  
Group classes and individual hands on sessions

Ingrid Willenz-Isaacs

571-214-8113

[ingridrwi@gmail.com](mailto:ingridrwi@gmail.com)





## Gillian Place Update

by Peter Neubauer

While it may seem that only windows have been removed from the former Arlington Presbyterian Church (APC) at S. Lincoln Street and Columbia Pike, much has been going on within the building. The contractor, Donahoe Construction Company, has been removing leftover items from the church, conducting lead and asbestos abatement and other limited interior demolition in preparation for tearing down the building, whose first sections were built in 1930. Additionally, most but not all of the “dry” utility work, such as electrical and cable service conduits and manholes, have been installed below S. Lincoln Street.

Don't expect a wrecking ball though, as on Wednesday, July 19th, a track hoe arrived to begin demolition of the building. The contractor will be sorting the various materials (wood, concrete, concrete block) into separate dumpsters in the church parking lot for removal. A hose will be hooked up to a nearby fire hydrant in order to spray the site to control dust. The demolition process will take about a month.

By the end of August, expect the site to be cleared, pile driving supplies and equipment to arrive and the part impacting us all the most will begin. Ninety piles will be driven around

the perimeter of the site in an operation scheduled to take through until the first week of October. It's going to be a noisy September. Excavation of the site for the underground parking will take place at the same time. Empty trucks will enter the site via Columbia Pike and soil-filled trucks will exit via Lincoln Street heading south to Columbia Pike. No trucks should be travelling through the neighborhood and Donahoe is supposed to keep Lincoln Street clean throughout the process as monitored by the County.

The building process has not been without issue so far and our neighbors on 9th Street abutting the northern edge of the church site have been, and will continue to be, the most affected. A transformer vault for new electrical service, initially built incorrectly too close to the north property line, had to be demolished via jack-hammer and relocated to its correct location, and some utilities required additional work to install.

In better news, APC has bought back the 12,000 SF vacant lot in the southwest corner of 9th and Lincoln saving it from development. They intend to turn it into a park and welcome the community's input in the design process. Donahoe finished removal of items from the property and will be leveling the site.

If you have any concerns or questions about the construction, I can be reached via the listserv or at [neubauer.p@yahoo.com](mailto:neubauer.p@yahoo.com).

Summer 2017 is shaping up to be **one of the most favorable markets in recent years to sell your home**

quickly and for top dollar. However, the moment might not last. Here's why.

**Mortgage rates are still very low.** As I write this, the 30-year mortgage rate has dipped down to 3.9%, far from the 4.5% that experts predicted for 2017. These continuing low mortgage rates translate into more affordable homes, and into motivated buyers who are looking to lock in these low rates while they still last. We've seen this motivation in action recently.

Demand is so strong that home sales actually increased in both April and May, despite the fact that the **supply of homes on the market** is currently at a seven-year low. As a result of strong demand and tight inventory, **home prices reached an all-time record high this May**, up 6% from May 2016. It was the 63rd straight month of year-over-year gains.

So what does this mean for you?

In short, these conditions combine to make it very easy to sell your home right now for a very favorable price. However, they also point to a correction which might appear soon in the real estate market. For example, **the increase in sales numbers is likely to push up mortgage rates**, making it less affordable for buyers to buy. **The ongoing Fed rate hikes** might contribute to this, as well. These conditions won't last.

So, if you are thinking of selling your home, now is the time. You can get started with this auto home valuation site which takes into account recent local home sales:

[www.arlingtonvahousevalue.com](http://www.arlingtonvahousevalue.com)

If you want an even more accurate estimate, or if you have any questions about the current market situation, just give me a call at 703-217-9090.

We're here to help.



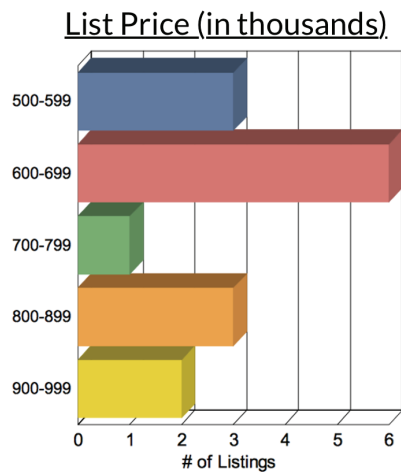
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FREE Notary Service for  
Alcova Residents!

***Before you place your home on the market*** - I can help you be as ready as possible. Contact me for a *Room by Room Review* and I can share quick and easy tips to either make your house show like a model or sell it “as-is”.

# ALCOVA HEIGHTS

## 2017 Mid-Year Review (Jan-June)



% of Sold Price to Original List Price

98.5

Alcov HeightsVA.com

ADDRESS	STATUS	PRICE	BED/BATH	DOM	STYLE
3912 6th St S	Active	\$699,950	4/3	37	Cape Cod
3517 8th St S	Contract	\$615,000	2/2	11	Bungalow
3924 8th St S	Contract	\$695,000	3/2	5	Cape Cod
3518 8th St S	Sold	\$730,000	3/2	18	Cape Cod
817 Monroe St S	Sold	\$665,000	3/1.5	8	Colonial
808 Glebe Rd S	Sold	\$637,500	4/3.5	2	Colonial
3827 6th St S	Sold	\$830,000	3/2.5	6	Colonial
619 Quincy St S	Sold	\$540,000	2/1.5	61	Cabin
805 Lincoln St S	Sold	\$575,000	2/1	1	Cape Cod
815 Quincy St S	Sold	\$710,000	4/2	4	Cape Cod
3911 9th St S	Sold	\$805,000	4/3	137	Bungalow
3900 6th St S	Sold	\$975,000	4/5	23	Craftsman
842 Monroe St S	Sold	\$570,000	3/2	87	Colonial
3716 5th St S	Sold	\$839,900	4/3.5	40	Colonial

We are your neighbors. We'd like to be your Realtors. Diane lives in Alcov Heights and Mitch lives just down the road in Shirlington. We are both strong advocates for South Arlington and know the value of housing in this neighborhood. We've been selling real estate in Arlington for a combined total of almost 30 years. Whatever your real estate needs, we can guide you through the process. If you are thinking of moving or just want to talk about the value of your home, **please give either one of us a call!**

### Diane Duston

Realtor & Home Stager  
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703-203-8954

Stage Master Homes  
[StageMasterHomes.com](http://StageMasterHomes.com)



Alcov HeightsVA.com

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### Mitch Curtis

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